

ACHS SUMMARY FORM

M-10-71

(date entered: 5-4-80)

1. Name: Spates Farm

2. Planning Area/Site Number: 10/71

3. M-NCPPC Atlas Reference: Map 6
C-2

4. Address: 24020 Old Hundred Road, Dickerson

5. Classification Summary

Category building Previous Survey Recording M-NCPPC
Ownership private Title and Date: 1976 Inventory of
Public Acquisition N/A Historical Sites
Status occupied
Accessible no Federal State x County x Local
Present use private residence; agriculture

6. Date: c. 1887

7. Original Owner: Leven B. Johnson

8. Apparent Condition

a. fair b. altered c. original site

9. Description: This is an above-average farmhouse of five bays on its main (south) facade. There is a central door with transom and side-lights, and the two-over-two windows all have shutters. A one-story wing is attached to the east, and a two-story ell extends from the northeast corner of the main house. The farm buildings include an old tenant house, windmill, and attractive bank barn with silo.

10. Significance: This farm has one of the most impressively picturesque settings in the County, nestled amid rural fields within view of Sugarloaf Mountain.

The house was built by Leven B. Johnson c. 1887. He had purchased 270 acres of "Self Defense" and Happy Choice" the preceding year from Benjamin and Martha Johnson. Johnson inhabited the farm until his death in 1929, when it was sold out of the family. Johnson heirs, however, retained rights to share the crops until 1942.

The present owner bought the farm in 1944.

11. Researcher and date researched: Mark Walston-5/79

Michael Dwyer
Arch. Description

12. Compiler: Margaret Coleman

13. Date Compiled: 10/79

14. Designation
Approval

15. Acreage: 270.157 acres

M:10-71

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Montgomery County Land Records
 Montgomery County Orphan's Court Records

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 270.157 acres

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Michael Dwyer

Architectural Description

Mark Walston

ORGANIZATION

Sugarloaf Regional Trails

DATE

5/79

STREET & NUMBER

Box 87

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

STATE

Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
 The Shaw House, 21 State Circle
 Annapolis, Maryland 21401
 (301) 267-1438

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

c. 1887

BUILDER/ARCHITECT

Leven B. Johnson

STATEMENT OF SIGNIFICANCE

The setting of the Spates Farm, nestled amid still rural fields within view of Sugarloaf Mountain, is undoubtedly one of the most impressively picturesque in all of Montgomery County. The tracts of land upon which the farmstead is situated, (270 acres of "Self Defense" and "Happy Choice") were conveyed to Leven B. Johnson from Benjamin and Martha Johnson in December 1886.¹ It is believed shortly thereafter, c. 1887, Leven Johnson had the present dwelling constructed. It was here that he resided and farmed the land until 1900 when he purchased and moved to the building currently occupied by the Comus Inn. The "home farm" supposedly then went into a state of tenancy.

Leven B. Johnson died on August 29, 1929, and by his will requested all real estate to be sold. His lands comprised the home farm, containing 261 acres, and the "Wolfe tract on which I now reside", containing about 25 acres.² In 1936, Roger Alden Darby, of New York City, agreed with the executors of Leven Johnson's estate to purchase the "home farm" for \$15,000. By this agreement, Darby was to receive 280 acres, together with all buildings and improvements, and "the landlord's share of growing wheat crop, estimated to be about 80 acres now on said farm".³ The Johnson heirs retained for themselves "all corn in the crib on farm, cut firewood, lime spreader, platform scales, ladder and sawed lumber".⁴ A formal deed for the property, containing 270.157 acres, was executed on March 31, 1936, with William, George, and Mattie Johnson as grantors.⁵

Darby sold the property in 1942 to Bedminster Farm, Inc.⁶ who, two years later conveyed the property to the present owner.

FOOTNOTES:

1. Land Records of Montgomery County, JA 4/279, (Dec. 1, 1886).
2. Montgomery County Orphan's Court Records, Will PEW 14/283.
3. Montgomery County Orphan's Court Records, Art. of Argmnt., NGC 10/415, (Jan. 23, 1936).
4. Ibid., loc. cit.
5. Montgomery County Land Records, 622/197.
6. Ibid., 878/309, MCLR (June 1, 1942).

CONTINUE ON SEPARATE SHEET IF NECESSARY

7 DESCRIPTION

M:10-71

CONDITION

☐ EXCELLENT
☐ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is an above-average farmhouse of five bays on its main (south) facade. There is a central door with transom and side-lights and the two-over-two windows all have shutters. A one-story wing is attached to the east, and a two-story ell extends from the north-east corner of the main house.

The farm buildings include an old tenant house, windmill, and attractive bank barn with silo.

CONTINUE ON SEPARATE SHEET IF NECESSARY

MARYLAND HISTORICAL TRUST

M: 10/71
Magi #

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Spates Farm

AND/OR COMMON

2 LOCATION

STREET & NUMBER

24020 Old Hundred Road

CITY, TOWN

Dickerson

☒ VICINITY OF

Comus

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY

☐ DISTRICT

☒ BUILDING(S)

☐ STRUCTURE

☐ SITE

☐ OBJECT

OWNERSHIP

☐ PUBLIC

☒ PRIVATE

☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS

☐ BEING CONSIDERED

STATUS

☒ OCCUPIED

☐ UNOCCUPIED

☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED

☐ YES: UNRESTRICTED

☒ NO

PRESENT USE

☒ AGRICULTURE

☐ COMMERCIAL

☐ EDUCATIONAL

☐ ENTERTAINMENT

☐ GOVERNMENT

☐ INDUSTRIAL

☐ MILITARY

☐ MUSEUM

☐ PARK

☒ PRIVATE RESIDENCE

☐ RELIGIOUS

☐ SCIENTIFIC

☐ TRANSPORTATION

☐ OTHER

4 OWNER OF PROPERTY

NAME

George E. Spates

Telephone #: 349-5236

STREET & NUMBER

24020 Old Hundred Road

CITY, TOWN

Dickerson

☐ VICINITY OF

STATE, zip code

Maryland 20753

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #: 2322

Folio #: 132

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

MNCPPC Historic Sites Inventory

DATE

1976

☐ FEDERAL ☒ STATE ☒ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Derwood

STATE

Maryland 20855

MARYLAND HISTORICAL TRUST

M: #10-71

1600715604

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Spates Farm

2 LOCATION

STREET & NUMBER

Rte. 109

CITY, TOWN

Comus

— VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY

☒ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

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PUBLIC ACQUISITION

☐ IN PROCESS
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☒ OCCUPIED
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☐ WORK IN PROGRESS
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PRESENT USE

☒ AGRICULTURE
☐ COMMERCIAL
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☐ ENTERTAINMENT
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☐ INDUSTRIAL
☐ MILITARY
☐ MUSEUM
☒ PARK
☐ PRIVATE RESIDENCE
☐ RELIGIOUS
☐ SCIENTIFIC
☐ TRANSPORTATION
☐ OTHER

4 OWNER OF PROPERTY

NAME

George E. Spates

Telephone #:

STREET & NUMBER

Comus Road

CITY, TOWN

Comus (Dickerson) — VICINITY OF

STATE, zip code

Maryland

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

—FEDERAL —STATE —COUNTY —LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

M:10-71

☒ EXCELLENT
☐ GOOD
☐ FAIR

CONDITION

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

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☐ MOVED DATE _____

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8 SIGNIFICANCE

M:10-71

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		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Spates family probably built this place in the late 1800's. The panoramic view of Sugarloaf Mountain and the Monocacy and Potomac Valleys beyond the house is one of the most beautiful anywhere in this region.

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9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

4/23/74

STREET & NUMBER

8787 Georgia Ave.

TELEPHONE

589-1480

CITY OR TOWN

Silver Spring

STATE

Maryland

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Annapolis, Maryland 21401
(301) 267-1438

M:10-71

FOR ADDITIONAL INFORMATION

See correspondence dated June 12, 1984

ACTION TAKEN

The following sites have been reviewed and found not suitable for regulation under the Historic Preservation Ordinance. Those sites also listed on the Locational Atlas will no longer be subject to regulation under the Moratorium on Alteration and Demolition.

Site No.

10/2		23/70
10/9		23/98-1
10/11		24/12
10/22		24/14
10/25		24/15
10/54		25/1
10/71	<u>Site No.</u>	25/10-1
10/73	15/68	27/5
	15/69	27/7
10/74	16/19	*27/11
11/8	*17/4	*27/13
12/14-1	17/55	28/15
12/16	18/1	28/26
12/26	18/9	30/3
	18/22	30/7
13/15	18/27	30/9
13/16	18/29-1	30/15
13/28	19/8	30/17
13/32	19/18	30/19
	19/20	31/9
14/1	20/6	33/3
14/15	20/14	33/5
14/18	20/27	33/11
14/19	22/5	*34/1
14/23	22/6-1	*34/9
14/30	22/18	
14/31	22/21	
14/40	22/22	
14/48	22/23	
14/54	22/24	
15/10	23/13	
15/11		
15/18		
*15/62		

Site No.

35/6
36/9
*37/4

*Recommended for designation by the Mont. Co. Historic Preservation Commission.

**These sites were previously considered by the County Council and found not to warrant regulation under the Historic Preservation Ordinance. They are listed here to bring the functional Master Plan in conformance with Council's actions.



NAME SPATES FARM

M: #10-71

LOCATION Rt 109 COMUS, Md.

FACADE LOOKING NE

PHOTO TAKEN 4/23/74 M DWYER